Registered No. HSE–49/2009-2011. [Price : Re. 0-50 Paise.



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THE ANDHRA PRADESH GAZETTE

PART - I EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 558] HYDERABAD, FRIDAY, OCTOBER 8, 2010.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE IN NEAR CLOCK TOWER CHOWRASTHA, NALGONDA.

[Memo. No. 15676/H1/2010-1, Municipal Administration & Urban Development, 5th October, 2010.]

The following draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 594 M.A., dated 08-06-1987, is porposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of theAndhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in the open land of house bearing No. 6-2-109 near Clock Tower Chowrastha, Nalgonda to an extent of 1220.51 Sq.Mtrs., (1460 Sq.Yards), the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No. 594 M.A., dated 08-06-1987, is now porposed to be designated for Commercial use by variation of change of land use as marked “ABC & “D” as shown in the revised part proposed land use map bearing C.No. 4043/2010/H, which is available in Municipal Office, Nalgonda Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 before issue of confirmation orders.

2. That the title and Urban Land Ceiling /Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc., the owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall pay conversion charges, betterment charges to the Nalgonda Municipality as rules in force.
9. The Commissioner, Nalgonda Municipality shall ensure the ownership documents and legal heirs before the issue of confirmation orders by the Government.
10. The applicant shall not develop the land prior to the approval from the competent authority.
11. The applicant shall maintain 6 Mtrs, of set back towards 80 feet wide road.
12. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Land of owners and house of others.

East : Land of owner.

South : Existing 80 feet wide road as per Master Plan.

West : Venkataramana Hotel and meenakshi lodge.

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM PARK AND PLAY GROUND USE TO RESIDENTIAL USE IN NALGONDA.

[Memo. No. 13549/H1/2010-2, Municipal Administration & Urban Development, 6th October, 2010.]

The following draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 594 M.A., dated 08-06-1987, is porposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of theAndhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot Nos. 90 & 91 in Sy.Nos. 1453 and 1454 of Nalgonda to an extent of 695.20 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Park and Play Ground use in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No. 594 M.A., dated 08-06-1987, is now porposed to be designated for Residential use by variation of change of land use as marked “ABC & “D” as shown in the revised part proposed land use map GTP No. 03/2010/H, which is available in Municipal Office, Nalgonda Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 M.A., dated 22-3-1996 to the Nalgonda Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling /Agricultural Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc., the owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning/ competent authority as the case may be.
8. The applicant shall pay betterment charges as per rules in force.
9. The applicant shall pay 14% of open space charges as the site under reference is falls in un-authorised layout area.
10. The applicant shall handover the site affected portion to an extent of 50.92 Sq.Mtrs., towards western side to the Nalgonda Municipality free of cost through Registered gift deed, due to widening of existing road to 60 feet wide as per Master Plan, before release of permission by the Municipal Commissioner, Nalgonda.
11. The applicant shall maintain 2 Mtrs, buffer (as per G.O.Ms.No. 569 M.A., dated 23-08-2008) towards southern side as shown in the site plan as the site under reference is abutting to storm water drain.
12. The applicant shall not develop the land prior to the permission released by the Municipal Commissioner, Nalgonda Municipality.
13. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : House of Ch. Pullamma (bearing H.No. 6-6-308.)
East : House of Laxmamma and Yadagiri (bearing H.No. 6-6-313 and 6-3-315).
South : Municipal drain.
West : Existing 50 feet wide road (60 feet wide as per Master Plan).

T.S. APPA RAO,
Principal Secretary to Government (UD).

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Printed and Published by the Commissioner of Printing, Govt. of Andhra Pradesh, at Govt. Central Press, Chanchalguda, Hyderabad.